



HOMEOWNERS ASSOCIATION / TOWNHOME / PLANNED COMMUNITY ADDENDUM

1 Buyer(s) \_\_\_\_\_
2 Seller(s) Thomas W. Giuliano, Lindsay A. Kittredge-Giuliano
3 Property Address 17646-7 Sisters Lane, Sunriver, OR 97707

DOCUMENTS TO BE PROVIDED TO BUYER

4 The Property that is the subject of this transaction includes a residence located within a planned community as defined in ORS Chapter
5 94. There exists a homeowner's association (collectively the "HOA"), which is responsible for one or more expenses relating to the
6 Property and/or certain limited or general common elements. It is highly recommended Buyer employ the use of third-party professionals
7 familiar with townhomes and/or planned unit developments, their associations, governance, budgets, finances, and reserves. Seller is not
8 required to provide documents under this Addendum that have already been provided with the OREF 001 Residential Real Estate Sale
9 Agreement or such other disclosures as may be legally required for the sale of new homes or condominiums under ORS Chapters 94 and
10 100.

11 SELLER AND BUYER AGREE THIS ADDENDUM SHALL BECOME A PART OF THE SALE AGREEMENT BETWEEN THEM.

12 ASSOCIATION DOCUMENTS: Buyer acknowledges it is Buyer's primary responsibility to conduct a thorough and complete review of all aspects of
13 the property being purchased, including but not limited to, its association, assessments, budgets, reserves, general and limited common elements,
14 as well as all Governance Documents as soon as they become available. It is highly recommended Buyer employ the use of professionals familiar
15 with townhomes/planned community/homeowners associations and their governance. Neither the Buyer's nor the Seller's Agents can render advice
16 on these matters, nor shall they be responsible for advising Buyer on these matters.

17 Within \_\_\_\_\_ business days (seven [7] if not filled in) after the date Buyer and Seller have both signed and accepted the Sale Agreement, Seller agrees,
18 at Seller's expense, to provide Buyer with copies of all documents and information (collectively "Documents") described below ("Seller's Delivery
19 Period") (Note: Not all Documents may be readily available to Seller. Some Documents may already be available to Buyer through other disclosure
20 documents required under Oregon law. Some important information may be available to Buyer in summary form. Buyers, Sellers and Agents should
21 promptly determine what Documents are necessary and can be reasonably provided within the Review Period defined below. If obtaining Buyer-
22 requested Documents may cause any delay, it is suggested the Buyer and Seller reach agreement for an extension of time to Seller's Delivery
23 Period in a written and signed Addendum.)

- The HOA articles of incorporation and bylaws, including any revisions or amendments thereto.
• HOA Rules and regulations, including any revisions or amendments thereto.
• Policies, agreements, notices (not included in the requested items above) relating to: age restrictions, pets, parking, any restrictions on rental of homes.
• All minutes of meetings for the preceding \_\_\_\_\_ months (twelve [12] if not filled in) for the HOA and the board of directors.
• Documents verifying coverage under the current policies of casualty and liability insurance for the HOA and its directors and officers ("D&O insurance").
• Documents verifying the current HOA assessments and budget, together with any HOA notices relating to potential increases in the assessments or any potential special assessments.
• Documents prepared for the HOA or its directors and/or officers acting in their official capacity, such as inspection reports, studies, bids or proposals for repair or replacement of any actual or suspected material defects in the structural integrity or safety of the Property, and its limited or common areas.
• Documents relating to any demands or claims made by or against the HOA relating to any actual or suspected material defects in the structural integrity or safety of the Property, and its limited or general common areas.
• Documents showing the latest reserve study conducted by or for the HOA together with current reserve fund figures.
• The total number of homes/units with assessments over 30 days past due expressed as a percentage of total numbers of homes/units in the community.
• The total number of homes/ units that are not owner occupied, expressed as percentage of total number of homes/units in the community.
• [ ] [Check if applicable] Additional Documents requested by Buyer: \_\_\_\_\_
• [ ] Other: \_\_\_\_\_

44 Commencing on the next business day following the delivery of available Documents to Buyer, Buyer shall have \_\_\_\_\_ business days (five [5] if not
45 filled in) to review the Documents and any Additional Documents requested by Buyer ("Review Period"). If Buyer notifies Seller, in writing, prior to
46 5:00 p.m. of the last day of the Review Period of Buyer's unconditional disapproval of any of the Documents or Additional Documents provided, all
47 earnest money deposits will be promptly refunded to Buyer and this transaction shall be terminated. If Buyer fails to provide Seller with written

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Seller Initials T.W.G. / L.A.K. Date 7/5/22

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48 unconditional disapproval of the Document(s) provided by Seller by 5:00 p.m. of the Review Period, Buyer shall be deemed to have approved the  
49 same.

50 **General Information:**

51 (A) Parking space/garage # 2  owned  leased  N/A The lease is \$ \_\_\_\_\_ /  month  year.

52 (B) Storage space # \_\_\_\_\_  owned  leased  N/A The lease is \$ \_\_\_\_\_ /  month  year.

53 (C) Current HOA dues: \$148.34 per  month  year  other \_\_\_\_\_.

54 (D) HOA contact information:

55 (Name of HOA) Sunriver Owners Association

56 (Name of Management Company, if any) \_\_\_\_\_

57 (Contact Person) Shane Bishop

58 (Address) P.O. Box 3278 Sunriver, OR 97707

59 (Phone) (541)593-6645

60 HOA Website: www.sunriverowners.org

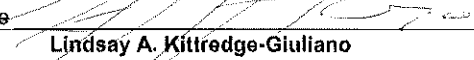
61 HOA Email Address: shaneb@sowners.org

62 If the information in (A) through (D) is blank, is incorrect, or is not current, Seller shall promptly notify Buyer and Escrow with the current information  
63 based upon Seller's actual knowledge through the date of Closing.

64 Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

65 Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

66 Seller Signature  Date 7/5/22 a.m. 9:00 p.m. ←  
Thomas W. Giuliano

67 Seller Signature  Date 7/5/22 a.m. 9 p.m. ←  
Lindsay A. Kittredge-Giuliano

68 Buyer's Agent \_\_\_\_\_ Seller's Agent Thomas W. Giuliano

69 Buyer's Agent's Firm \_\_\_\_\_ Seller's Agent's Firm Berkshire Hathaway Home Services Northwest

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_

Seller Initials Thb 146 Date 7/5/22

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